

Send Tax Notice to:

Southeast Construction Partners, LLC
1297 County Rd 52
Pelham, AL 35124

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **FIVE HUNDRED TWENTY-FIVE THOUSAND and 00/100 Dollars (\$525,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, **THE CITY OF PELHAM** (herein referred to as grantor, whether one or more) whose mailing address is P.O. Box 1419, Pelham, AL 35124, does hereby grant, bargain, sell and convey unto **SOUTHEAST CONSTRUCTION PARTNERS, LLC**, an Alabama Limited Liability Company, (herein referred to as grantee) whose mailing address is

1297 County Road 52 Pelham, AL 35124
in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, having an address 1297 County Road 52, Pelham, AL 35124 to wit:

See Exhibit A – Legal Description, attached hereto.

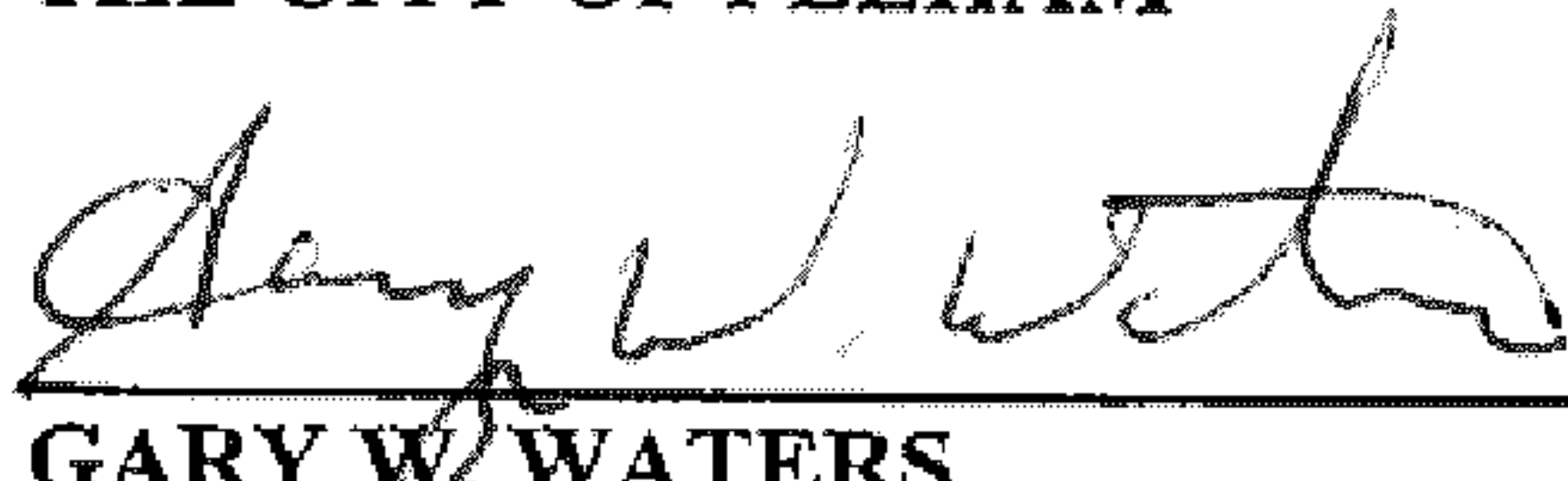
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, covenants, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$446,250.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of September, 2023.

THE CITY OF PELHAM



By: GARY W. WATERS
Its: Mayor

STATE OF ALABAMA
COUNTY OF Shelby

I, Thomas R. Seale, a Notary Public in and for said county in said state, hereby certify that **GARY W. WATERS** whose name(s) is/are signed to the foregoing conveyance as **MAYOR OF THE CITY OF PELHAM** and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of September, 2023.

My Commission Expires:


Notary Public

(S E A L)

This instrument was prepared by:
Tom Cassick
The Law Offices of Thomas F. Cassick, LLC
2226 Williamsburg Drive
Pelham, AL 35124
File No. ATN1009

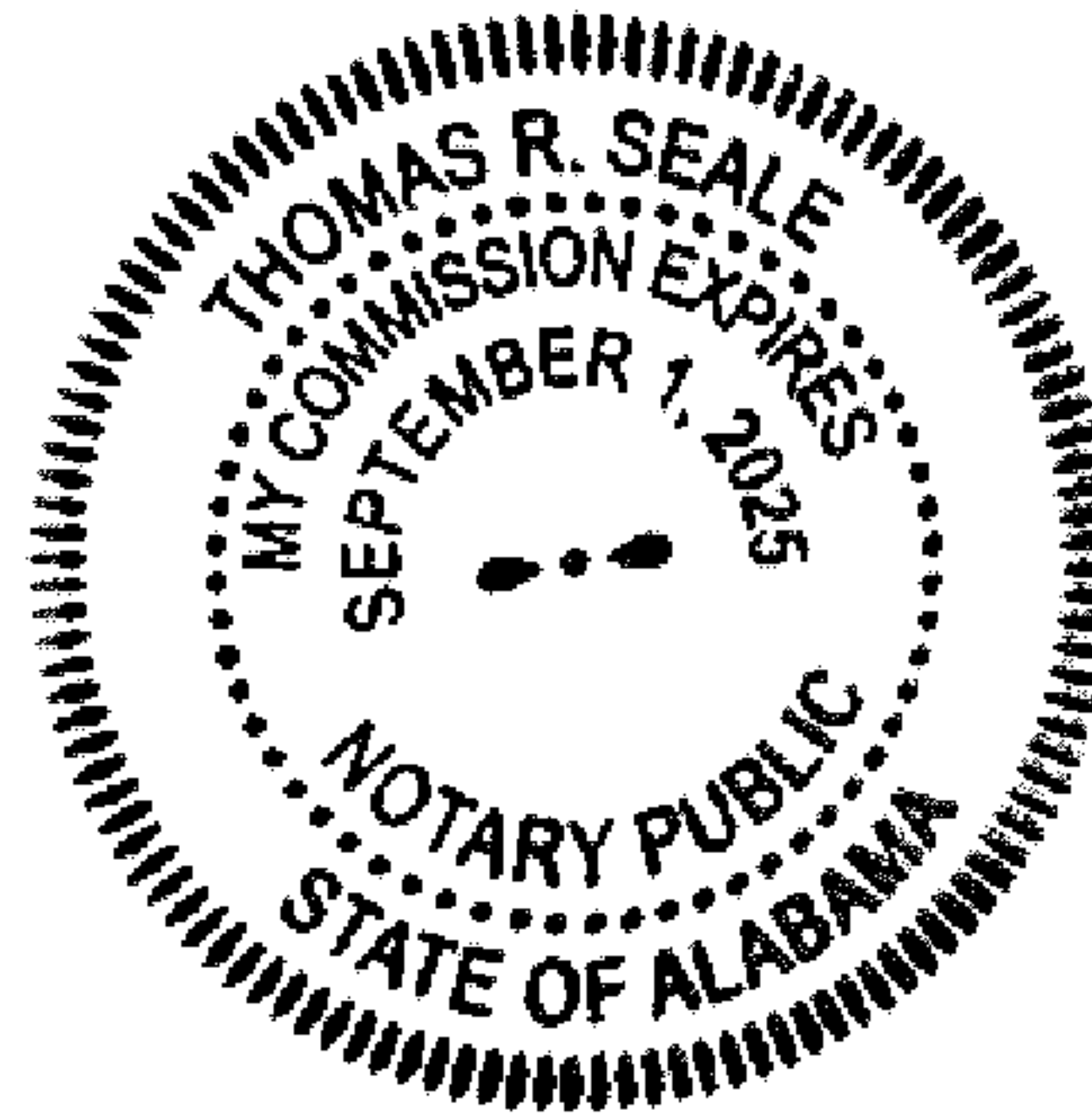


EXHIBIT A – Legal Description

A parcel of land located in Section 19, Township 20 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West; thence S 89°28'49" E and run along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 564.54 feet; thence S 0°30' E and run 25.32 feet to a point on the Southerly right-of-way of County Road No. 52, this point being the point of beginning; thence S 80°23'51" E and run along said right-of-way 103.05 feet to the point of a curve to the left, said curve having a central angle of 6°42'40" and a radius of 1310.56 feet, run along said right-of-way and arc of said curve 153.51 feet; thence S 17°33'49" W and run 221.00 feet; thence N 64°26'07" W and run 150.00 feet to the point of a curve to the right, said curve having a central angle of 69°09'13" and a radius of 154.8 feet, run along arc of said curve 186.84 feet to the point of a curve to the right, said curve having a central angle of 94°54'14" and a radius of 30.40 feet, run long arc of said curve 50.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except:

A part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19, Township 20 South, Range 2 West identified as Tract No. 7 on Project No. STPBH-7132(003), Shelby County, Alabama and being more described as follows:

Commencing at the northwest corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence easterly along the north line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 407.31 feet, more or less, to a point on the existing Right-of-Way line being southerly of the centerline of project STPBH-7132(003); thence easterly along the said existing Right-of-Way line for a distance of 157.50 feet, more or less, to the point of intersection of the existing Right-of-Way line easterly of Applegate Circle, being the point of beginning of the property herein to be conveyed; thence southerly along the said existing Right-of-Way line easterly of Applegate Circle a distance of 42.99 feet, more or less; thence southerly along the said existing Right-of-Way line easterly of Applegate Circle a distance of 15.30 feet, more or less, to a point 98 feet, more or less, southerly of and at a right angle to said centerline at station 61+87.20; thence northerly and easterly along a line to point 53 feet, more or less, southerly of and at a right angle to said centerline at station 62+21.96 for a distance of 56.75 feet, more or less; thence easterly along a line to a point 58 feet, more or less, southerly of and at a right angle to said centerline at station 63+75 for a distance of 157.48 feet, more or less; thence southerly and easterly along a line to a point 87 feet, more or less, southerly of and at a right angle to said centerline at station 64+05 for a distance of 42.81 feet, more or less; thence easterly along a line to a point on the easterly existing property line 88.79 feet, more or less, southerly of and at a right angle to said centerline a distance of 52.69 feet, more or less; thence northerly along easterly property line a distance of 38.70 feet, more or less; thence westerly along said existing Right-of-Way line a distance of 258.95 feet, more or less, to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/14/2023 01:24:46 PM
 \$107.00 PAYGE
 20230914000277230

Allen S. Bayl